

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

Regarding the  
18b Las Vegas Arts District  
&  
REI Neon LLC

*From Concerned Las Vegas Residents,  
Business Owners, Artists, & Patrons*

16-24  
205P R

However, we cannot support

2 REI Neon, LLC's current proposed project.

# Because

3 We feel the aesthetics (important to an Arts District) of the project are detrimental to the pedestrian-friendly and hip/historic look of the neighborhood.



# Because

- 4 We feel that the traffic plan doesn't address the fact that the current public right-of-ways would not support this project – and the roads would definitely be widened, further eroding the desired pedestrian nature of the neighborhood.

# Because

5 A 22,000 seat arena, 6,000 hotel rooms, and 1,500 time-share condos are not conducive to an Arts District neighborhood.

6 Plus the addition of casinos to this area is in direct opposition to the Centennial Plan, which was created to maintain a citizen-friendly downtown.

# Thank you

7 For allowing us to express our opinions about this project.

Dear Las Vegas Officials,

My name is Todd VonBastiaans and I own two business that are licensed in the City of Las Vegas on Commerce Street: Atomic Todd (an arts business) and Alios (a lighting design agency).

I moved Alios into the Commerce offices this fall from South Valley View Boulevard and opened Atomic Todd this past winter. I also choose to make my home in Downtown Las Vegas. I live in the Glen Heather Estates on the corner of Rancho Drive and Oakey Boulevard. I am a huge supporter and advocate of the continued development and expansion of Downtown Las Vegas and the Las Vegas Arts District.

However, I cannot support the project that has been presented by the REI Group. I attended the first meeting held by REI at Artist Iron Works to present what I was led to believe was to be a mixed-use project. Instead, we were presented with a sports arena, tons of parking structures, three casinos and hotels. As a resident and business owner so very close to this project, I don't see how this is an effective use of the area. Most importantly anyone reviewing their concept and design could point out the flaws see how this is an effective use of the area. Most importantly anyone reviewing their concept and design could point out the flaws with regards to traffic. They refer to the design as pedestrian "friendly," but it appears to me as a giant eight-story fortress of parking structures along Main Street and on the perimeter.

Please don't misunderstand, I am in support of sports arenas (I grew up in Chicago). I love to see new projects and construction. I cant support this particular project, because I simply dont trust that these developers are really going to do anything other than rezone the land to make it attractive to future potential buyers (in other words, wait until they can "flip" it).

A review of their past projects is a great way to learn about what they really do. They site Detroit's arena as a success, but I ask that you visit Detroit for yourself and see the arena and surrounding area they boast about in their discussions, rather than taking them at their word. The additional access points and exits would require City money for street improvements, which as far as I can tell has not been discussed (there must be at least \$150,000,000 needed to achieve that portion of the project).

I am not suggesting this area isn't in need of some development, but isn't this the kind of development that so many of you in our local government fought to have zoned specifically a few years back. A wonderful mixed-use project would be an excellent choice for this area, but a cursory quick review of this proposal shows its lack of direction, and tasteful and functional improvement to the City of Las Vegas.

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Las Vegas is a very young city and has the resources and talent to make itself a culturally sophisticated, metropolitan marvel. This is not the plan that would add to the advancement of our cultural, business, and improved living environment. This project would absolutely hurt the downtown casinos and the entertainment district that the city has spent so many years to work to achieve. I also wonder why this area couldn't be redeveloped with mixed-use shopping and housing. We have so many new residents coming to town as professionals in the casinos and it would be a perfect area to put in housing and create a new neighborhood that would be perfectly located to all the law offices and downtown business and right up Industrial Road to the Strip casinos.

Las Vegas is a city that likes to be over the top, but we are also a great city to live in. Why don't we prove it by approving the sort of development that further enhance Downtown's urban renaissance (see <http://www.lvrl.com/business/7623381.htm>). Projects such as Sullivan Square or The District in Green Valley would be wonderful ideas to bring down to this area for development.

With my deepest concern for the City of Las Vegas as a resident and business owner I cannot support this project,

Todd VonBastiaans

1708 Birch Street  
Las Vegas, NV 89102



[REDACTED]

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**From:** "Michele C Quinn" <mquinn@gcarts-lv.com>  
**To:** [REDACTED]  
**Sent:** Sunday, May 13, 2007 11:41 AM  
**Subject:** FW: Downtown Development Proposal

See below

**From:** Michele C Quinn [mailto:mquinn@gcarts-lv.com]  
**Sent:** Sunday, May 13, 2007 11:41 AM  
**To:** 'ltarkanian@lasvegasnevada.gov'; 'lbrown@lasvegasnevada.gov'  
**Subject:** Downtown Development Proposal  
**Importance:** High

Dear Lois and Mr. Brown –

I am the director of G-C Arts at 1217 S. Main Street (Lois –we have met through Erin Bilbray-Kohn).

I have been made aware of the proposed development on the west side of Main Street, directly across from the gallery. It is extremely disturbing that the city council is even entertaining the idea of a sports arena, and vaguely described casino project from a development company that clearly has little invested in the community. I was unfortunately not able to attend the proposal that took place in recent weeks, but the feedback I have heard was that it was far from a thoroughly developed nor professional business plan.

I moved our gallery to the downtown Arts District in September of 2004 (then known as Godt-Cleary Gallery). At the time, Glenn Schaeffer and I were partners and invested a significant amount of finances into the lease on Main Street as we saw the tremendous opportunity that downtown offered as an art community. The city and the business owners of the Arts District have worked very hard to establish a positive community awareness and the Arts District has done nothing but IMPROVE the profile of the downtown redevelopment efforts. In fact, every new business that comes to the downtown area appear to utilize the "ARTS DISTRICT" as a selling point in their marketing and PR campaigns. In addition, our gallery and the community of galleries in the area have received national and international press for the work we are doing in this area.

To allow a rezoning that jeopardizes the quality of the neighborhood by ripping it apart into a logistical nightmare with traffic patterns disrupted and a complete disintegration of the Arts District – will only destroy all of the positive work that has been achieved in the last 3 years. I can honestly tell you that if this is built in our neighborhood – I will only be forced to relocate our gallery.

My immediate concern is that this company, with clearly no real business strategy, only intends to purchase what is considered to be a speculative real estate investment, destroy what is currently exists, sit on the land for appreciated value and then sell it. (As we have seen in MANY other locations in the city, i.e. the Las Ramblas property) In the meantime, the property sits undeveloped and seriously sets back any future potential for the neighborhood to grow and develop in a positive way. There is no positive outcome for this proposal.

Please reconsider any thoughts of allowing this to proceed. It would be a disgrace to the city to be sold out to the highest bidder without any thought to the existing business owners working hard to make this neighborhood a destination and a community.

I thank you for your time.

Michele C Quinn  
Director of GC Arts  
1217 S Main Street  
702 219 0131

16-24  
?  
5/21/2007



**From:** "Robin Barcus" <robinbarcus@hotmail.com>  
**To:** <ltarkanian@lasvegasnevada.gov>; <lbrown@lasvegasnevada.gov>;  
 <bwilliams@lasvegasnevada.gov>; <greese@lasvegasnevada.gov>;  
 <swolfson@lasvegasnevada.gov>; <sross@lasvegasnevada.gov>;  
 <dseby@lasvegasnevada.gov>; <sadams@lasvegasnevada.gov>; <anchorstitch@aol.com>;  
 <RaymondArrington@hotmail.com>; <barbaralbarcus@netzero.com>; <debarcus@rcn.com>;  
 <Melissa@chiapartment.com>; <Melissabarbus@aol.com>; <rootcellargallery@gmail.com>;  
 <cartwrpl@aol.com>; <dave.pettinger@doitbest.com>; <dbarcus@d181.org>  
**Sent:** Friday, May 18, 2007 10:17 PM  
**Subject:** Las Vegas Arts District

Dear Friends,

I recently moved to Las Vegas from Chicago, where I had a successful art career, showing at numerous galleries and museums in and around the city.

Getting my art career moving in Las Vegas has been an interesting challenge after having so many resources in Chicago. However, the first thing that made me feel at home was stumbling across the First Friday arts festival, where I now volunteer every month. I love feeling like I am in a "walking city" again, as I wander in and out of galleries and artist's studios, making new friends and connections. I feel this grassroots festival is really taking on wings, as I watch attendance soar and new businesses move in. A favorite memory of the festival was the passing out of chalk to children, who could safely draw on the closed streets, until all the asphalt in view was transformed into a massive street painting. The excitement I feel as I make Las Vegas my new home is due to the real desire I have witnessed its residents possess for art. Their hunger is fueling the transformation of Las Vegas into a great place to be an artist, from what was once considered a cultural void.

My husband is also a Chicago transplant, currently performing in Le Reve at the Wynn. We have been meeting with real estate agents about moving from our Summerlin home to live downtown, and have already been viewing homes nearby the arts district as our first pick. However, we are very disturbed by the proposed zoning changes around Charleston and Main. We understand that this change is to make way for a big chunk of the arts district to become a sports stadium and casinos, which we do not feel will contribute to the "walking city" feeling we love in the current arts district.

I understand there is money to be made with current development plans, but please take some time to consider that the benefits of a thriving arts district is priceless to your residents.

Sincerely,  
 Robin Barcus Slonina

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<http://imagine-windowslive.com/hotmail/?locale=en->

16-24  
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 5/21/2007

**From:** "Cristina Paulos" <cristina.paulos@gmail.com>  
**To:** <cristina.paulos@gmail.com>  
**Sent:** Monday, May 21, 2007 1:03 PM  
**Subject:** RE: Artist District Rezoning

To whom it may concern,

The Arts are a true expression of humanity. Art improves our community and awareness. Having an Arts District is very important in our cities landscape today and for the future. It inspires everything to new ways of thinking and living; to increasing the quality of life. Art gives the ability to encourage individual voices and ideas. It will bring a positive metropolitan community to the Downtown area. If this Area is allowed to fully be nurtured and grow, I truly believe that Vegas will one day become the "future city".

A Future city, in the sense that: all other cities and countries will become influenced by Vegas for art, music, dance, theatre, dining, and leisure. Very much like the cities of New York, Los Angeles, Miami, Tokyo, etc.. The Arts must stay in Vegas and should remain a positive focus in the City of Vegas.

Unfortunately, a Sports arena will remove much of the district and will it the chance for Vegas art to be fully develop.

Maybe you're not an art enthusiast, but still can see the profound effects art has on our city. I would like to point out the following that the sport arena might cause to the area.

A large sports arena combined with an already congested traffic area (location of the 15 fwy) will surely double or triple the problem into a larger and massive area. Making the average Vegas resident very uncomfortable and vulnerable to dangerous traffic accidents. I am eager for you to please rethink the sports arena area location. There is a lot of land available to build the sport area I suggest away from the 15 fwy congestion. The sport arena might provoke sports gambling.

Sincerely,

Cristina Natsuko Paulos  
<http://cristinapaulos.com>

16-24  
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5/21/2007



Please sign here

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- | Print                | Sign | Address with zip                    |
|----------------------|------|-------------------------------------|
| 1. KENDALL ABBOTT    |      | 8620 PEACEWAY #2031 LV, NV 89104    |
| 2. Pam Tallent       |      | 5601 Brock Millway LV 89130         |
| 3. LEROY PAULOS      |      | 2988 VIA Meridiana NV 89052         |
| 4. Shane O'Neal      |      | 6290 S. Harrison Dr. Ste 103        |
| 5. Tim Ray           |      | 1802 Tamarack St. ?                 |
| 6. JOHN FANOK        |      | 915 GRANITE ASH AVE 89081           |
| 7. George M. Hershey |      | 7100 Pirates Cove Rd #1062 89145    |
| 8. Shar Cost         |      | 6517 Begonia Bay Av 89112           |
| 9. Travis Stenline   |      | 550 Bracken Ave 89104               |
| 10. Doug Waindler    |      | 89104                               |
| 11. Anthony Ashton   |      | 6650 Wess + Bodeg 89163             |
| 12. Cuca Refugia     |      | 1700 E V. King Rd #224, LV NV 89119 |
| 13. Robyn Ben        |      | 5172 Heddelia Way C LV, NV 89115    |
| 14. Erin             |      | 1559 Stone Valley Ave LV NV 89183   |
| 15. DANIELLE         |      | 1559 STONE VALLEY AVE LV NV 89183   |
| 16. Mario            |      | 5576 Oxbow St LV NV 89115           |



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Address with zip

1. O. McChapman [Signature] 9736 Falling Star 89117
2. BRAD CHAPMAN [Signature] 9736 FALLING STAR 89117
3. Jessica Zelman [Signature] 8725 W. FLAMINGO #204 89147
4. TERRY ZELMAN [Signature] 119 KOLA ST. HENDERSON 89015
5. JESSICA CLONS [Signature] 1817 HOWARD AVE, LV, NV 89104
6. Kristina Nancarrow [Signature] 8341 Jeremiahs Lodge LV NV 89131
7. MICHAEL ARTHUR HOLTE [Signature] 125 S. POINTE LANE HENDERSON, NV 89024
8. DIRK VERMIN [Signature] 5205 S. MARYLAND
9. MARK T. ZELMAN [Signature] PUTZVILLE, USA
10. Scott FERGUSON [Signature] 4100 MEADOW VALLEY Lane 89107
11. David Stepmensen [Signature] 4265 S. Bruce St. #10 89119
12. Nick Bobic [Signature] 4265 S. Bruce St. #10 89119
13. Joe Cavallaro [Signature] 2110 N. LOS FELIZ ST. #2026
14. REBECCA HANNA [Signature] 711 GRIFFITH, LV, NV 89104
15. John Henry [Signature] 1045 MacFarland Ave. 15 NV 89015
16. \_\_\_\_\_



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- | Print                | Sign        | Address with zip                           |
|----------------------|-------------|--|
| 1. John Leal         | [Signature] | 8900 ANTIOCH way 89117                     |
| 2. Robin Barcus      | [Signature] | 405 Magnolia Arbor 89144                   |
| 3. James Scrima      | [Signature] | 405 Magnolia Arbor 89144                   |
| 4. [Name]            | [Signature] | 3404 Sweeping Valley 89129                 |
| 5. Roland Badillo    | [Signature] | 393 DECAEO ST. 89014                       |
| 6. Veronica Berry    | [Signature] | 6220 Ressler Ave                           |
| 7. Laura A. Co.      | [Signature] | 2677 Alden Dr. 89014 Las Vegas             |
| 8. Greg Cecere       | [Signature] | 3326 Dragonfly ST 89032                    |
| 9. Anthony Gaigani   | [Signature] | 6216 W. Ressler 89107                      |
| 10. [Name]           | [Signature] | 6216 W. Ressler 89107                      |
| 11. [Name]           | [Signature] | 6220 W. Ressler 89102                      |
| 12. Azimba Sandoval  | [Signature] | 1155 Grass Pond Pl #101 Henderson NV 89102 |
| 13. Jennifer Rosario | [Signature] | 511 Satin Saddle Pl Henderson NV 89002     |
| 14. Cristina Paulos  | [Signature] | 2188 Via Meridiana Henderson NV 89102      |
| 15. Nicel Mengaralle | [Signature] | 1995 Raindance way LV, NV 89169            |
| 16. Julia Tanhan     | [Signature] | 2002 Raindance Wy LV 89109                 |



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- | Print                           | Sign               | Address with zip                           |
|---------------------------------|--------------------|--|
| 1. <u>Corrie Keene</u>          | <u>[Signature]</u> | <u>1215 S. 9th St. 89104</u>               |
| 2. <u>Jennifer Keene</u>        | <u>[Signature]</u> | <u>1215 S 9th St. 89104</u>                |
| 3. <u>Jennifer Deveraux</u>     | <u>[Signature]</u> | <u>770 W. Lone Mountain Rd #2160 89103</u> |
| 4. <u>Shen Michael Evans</u>    | <u>[Signature]</u> | <u>770 W. Lone Mountain Rd #2160 89103</u> |
| 5. <u>ANDREW SLOCUM</u>         | <u>[Signature]</u> | <u>839 CENTER ST. HENDERSON, NV 89015</u>  |
| 6. <u>Natalie Sloum</u>         | <u>[Signature]</u> | <u>839 Center St. Hen. NV 89015</u>        |
| 7. <u>TERRIEN HAIE</u>          | <u>[Signature]</u> | <u>1539 Cherokee LV 89109</u>              |
| 8. <u>ELIZABETH OH</u>          | <u>[Signature]</u> | <u>2780 E. FLAMINGO RD #222 89121</u>      |
| 9. <u>Amy Schmidt</u>           | <u>[Signature]</u> | <u>1337 Douglas Dr LV NV 89103</u>         |
| 10. <u>WICHEE CONN</u>          | <u>[Signature]</u> | <u>1217 S MAIN ST. LV NV 89104</u>         |
| 11. <u>Ellen Curtis</u>         | <u>[Signature]</u> | <u>279 Brysdale 89072</u>                  |
| 12. <u>Robert Armano</u>        | <u>[Signature]</u> | <u>7303 MESSON HILLS BL</u>                |
| 13. <u>Dwayne Rotherbuehler</u> | <u>[Signature]</u> | <u>1613 Keene Dr. Henderson NV 89015</u>   |
| 14. <u>David Gillman</u>        | <u>[Signature]</u> | <u>1013 Keene Dr. Henderson 89015</u>      |
| 15. <u>SEAN SULLIVAN</u>        | <u>[Signature]</u> | <u>1325 S 6th St 89104</u>                 |
| 16. <u>James Hough</u>          | <u>[Signature]</u> | <u>1334 Dandy Ave #1 89114</u>             |



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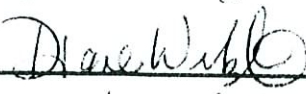




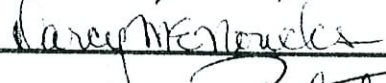
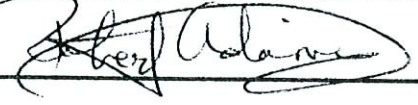


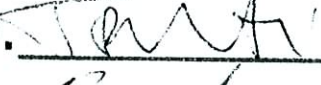

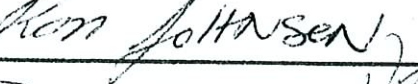


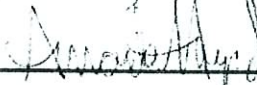
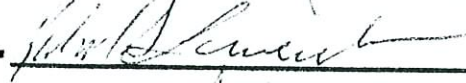
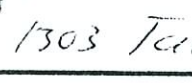
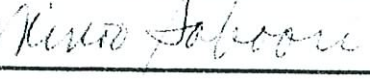
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- | Print                    | Sign        | Address with zip                           |
|--------------------------|-------------|--|
| 1. Dan Sillan            | [Signature] | 1418 B. 7th Ave 89102                      |
| 2. P. SIDLON             | [Signature] | 5895 DUNVILLE 89118                        |
| 3. Pam Becker            | [Signature] | PO BOX 777485 LV, NV 89077                 |
| 4. ALBERT MONTANA        | [Signature] | 5937 WILLIS ST. LV, NV 89031               |
| 5. LINDA ROHRICH-KUBIALA | [Signature] | 1410 S. 3RD ST LV NV 89104                 |
| 6. JAY ROBBINS           | [Signature] | 517 W. MULBERRY ST. FT. COLLINS, CO. 80521 |
| 7. PAUL BARNES           | [Signature] | P.O. Box 66 San Cristobal NM 87564         |
| 8. Ed MARCO              | [Signature] | 11 High Ridge Rd Longview, TX 75604        |
| 9. Kellie Antakic        | [Signature] | 304 Orleans St. #42 Las Vegas, NV 89107    |
| 10. Mr. Haddock          | [Signature] | 2746 WEEB AVE NV 89030                     |
| 11. Elva Morales         | [Signature] | 3050 C. 2nd ST. #103 Las Vegas, NV 89121   |
| 12. Jeff Hanks           | [Signature] | 9345 Chandler Ave Las Vegas, NV 89124      |
| 13. MELISSA S. KENNEDY   | [Signature] | 45 MILENA MESA #108                        |
| 14. Dave McNall          | [Signature] | 6151 Mountain Vista #518 89014             |
| 15. Steve Marshall       | [Signature] | 73 Mat. Vista #3 89212                     |
| 16. JEFF MCINTOSH        | [Signature] | 3070 S. Nellis APT 1073 LAS VEGAS NV 89121 |



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|---|--|---|
| 1. DIANE WITZEL   |     | 6313 TANZANITE 89130                    |
| 2. CINDY MUNOZ  |     | 2912 COANTHE 89102                      |
| 3. TINA VERDE   |     | 1616 WATKINS DR 89107                   |
| 4. <del>Sam</del> Pamante   |     | 2342 Red Maple Ct 89153                 |
| 5. MANDY KIDZ   |    | 9001 LIBERTY AVE DR 89123               |
| 6. Darcy Noricks  |   | 3016 Country Dancer Ave 89101           |
| 7. Robert Adamovich   |  | 2800 S. Eastern, #105 89169             |
| 8. Rich Baron   |   | 9521 W Sahara Ave #1246 LV 89117        |
| 9. Niya Niwle   |   | 249. 1642 4316 Cottontail Ln, WNV 89121 |
| 10.  |   | Cambridge 89106                         |
| 11. Ron JOHNSON   |   | 2137 MICHAEL WAY AVE NV 89108           |
| 12. PATRIK RYAN   |   | 2341 N. Mallard St. 89108               |
| 13. Stacy Kennedy   |   | 2341 N. Mallard St. 89108               |
| 14. Amanda Haywood  |   | 9901 W. Sahara Ave #1183 89123          |
| 15.  |   | 1303 Tamarack Ave LV 89106              |
| 16. Mike Saboon   |   | 3405 Oak Ridge Hill 89014               |



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1. Deborah Ortega Deborah Ortega 764 N. TORREY PINES DR. 89131
2. Banca Casco Banca Casco
3. Michael M. Melt Michael Melt 11100 O'Keefe 89144
4. Emily P. O'Connor  1920 W Mesquite Ave 89106
5. Justin Gonzalez Justin Gonzalez 5673 Villa CT 89113
6. Nick Robinson Nick Robinson 1994 Pommel Ave LV, NV 89119
7. Liam  5905 Dekatze Pointe NV 8907
8. Julie Kasperson Julie Kasperson 9021 Valley of Fire
9. Pablo Solano  3393 Las Vegas St. 89121
10. Maria Rodriguez Maria Rodriguez 1476 Living Desert Dr. LAS VEGAS, NV 89119
11. LUIS HERMOSILLO JR.  3393 CIANDARA AVE LV, NV 89121
12. MURRAY HONAHNI Murray Honahni 3050 S. Nellis Blvd #1046 LAS VEGAS, NV 89121
13. AMY RYNIO Amy Rynio 269 SNARY RIVER CIR - HENDERSON, NV 89074
14. Bill Hathaway Bill Hathaway 3050 S. Nellis Blvd. #1046 Las Vegas, NV 89121
15. Debbie Pina Debbie Pina 4201 S. Decatur 22-3050 LV 89113
16. Suzanne Lunak  2215 W EL CAMPO GRANDE AVE NV, NV 89031



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1. Samantha Cowkill [Signature] 963 Derringer Ln Henderson NV 89014
2. RON HORSLEY [Signature] 81651 W Horizon Ridge Pkwy Henderson NV 89051
3. Beverly Horsley [Signature] 2654 W Horizon Ridge Pkwy 89051
4. CHARLES BONKENT [Signature] 8924 LITTLE HORSE AVE LV 89143
5. Jane M. Pineda [Signature] 8924 Little Horse Ave, LV 89143
6. Doyle Clauson [Signature] 1708 Mountain Hill Ct 102, LV NV 89128
7. AERON JONES [Signature] 27A FALK DR. LV, NV 89115
8. Phyllis Jones [Signature] 27A Falk Dr. LV NV 89115
9. Don Norris [Signature] 6573 Christ Valley Ave, LV NV 89139
10. Don Flores [Signature] 416 Antigua Bay LV NV 89145
11. Daniel Kern [Signature] 3362 Marad St LV NV 89121
12. Wendy Bundein [Signature] 2175 BLUEGROSS LN #212 NV 89074
13. Simone Heiner [Signature] 2219 N. Rancho 89132
14. JEFFERY R BAME [Signature] 6220 ARLINGTON 8907
15. AARON JONES [Signature] 8815 Jeffrey St LV NV 89123
16. Nicole Sugar [Signature] 2620 Maryland Pkwy #163 89109



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1. Debbie Galgani Debbie Galgani 6216 Basslee 89107
2. Adriana L. Silva Adriana L. Silva 3455 Izacima 99120
3. Timothy Skrydalen Tim Skrydalen 1813 E. 12th St 89117
4. Jon Conway Jon Conway 1516 E. 12th St 89119
5. Veronica Lopez VERONICA LOPEZ 1938 ELSTENING SANDS 89119
6. Albert Cole Albert Cole 6663 MERIDIAN ST
7. Nancy Kottary Nancy Kottary 7373 BANTUM ST LV 89131
8. Zan Jurek Zan Jurek 8094 Sapphire Ct 89117
9. Michelle Bannington Michelle Bannington 2420 Warthen 89115
10. JASON BELL Jason Bell 1550 MARION DR 89116
11. Brian W. Smith Brian W. Smith 5250 E. 12th St 89115
12. John Timmerman John Timmerman 4215 S. Pecos Ave. #1 4271 89147
13. SOLOMON SANDOVAL Solomon Sandoval 5258 GAINES MILL ST LV 89122
14. Cynthia Snader Cynthia Snader 3756 Wynn Rd #913 89103
15. PAUL HRECZUCH Paul Hreczuch 306 N 10th St, LV NV 89101
16. RACHEL PARKER Rachel Parker 308 N. RAINBOW 89107



Please sign here

Regarding entertainment zoning (CASINO AND SPORTS ARENA) for land from Charleston north to Wyoming, Main west to the RR tracks. Sign below with full address to maintain current and mixed use zoning ONLY of this area, part of which is in the Las Vegas Arts District.

Print Sign Address with zip

1. RICHARD HESKETH R.H. Hesketh 5024 RUSTIC CHARM CT 89131
2. Deborah Arin [Signature] 8508 Cheerful Brook Ave LV 89143
3. Jean Arin [Signature] 5340 Spruce Valley Ave
4. John Vanella [Signature] 8 Pearson Cir \*
5. Janet Yodd [Signature] 1200 N Lamb #29 89110
6. Ed Bednarczyk [Signature] 1200 N Lamb #29 89110
7. John Vanella [Signature] 8 Pearson Circle \*
8. Brian Kerry Bell [Signature] 542 Tam O Shanter 89109
9. ANTHONY BONDI [Signature] 1311 S. 15TH ST. 89104
10. Nick Utiger [Signature] 2136 Falcon Ridge Rd, NV 89074
11. Casey Fisher [Signature] 6765 Tulip Falls Dr #2059 Hd, NV 89011
12. Amy Robinson [Signature] 821 Rocky Park Ct. Las Vegas NV 89123
13. Javier Sanchez [Signature] 9308 Magic Flower Ave. Las Vegas NV 89134
14. Miguel Rodriguez [Signature] 3728 S. Garden Dr. LV NV 89121
15. Ada Escobar Sanchez [Signature] 713 Kelsow Way, LV, NV 89107
16. Mr. Mrs. G. Fowler [Signature] 3151 @ PINEHURST DR. W, NV 89109  
Lynn Fibson Zimmerman [Signature] 2251 S. Ft Apache Rd #2125 LV NV 89157



Please sign here

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- | Print                         | Sign               | Address with zip                    |
|-------------------------------|--------------------|-------------------------------------|
| 1. DOLores J. WAST            | Dolores J. Wast    | 1341 ARLEE CT LV. NV 89104          |
| 2. <i>[Signature]</i>         | <i>[Signature]</i> | 620 Arsenal Hwy LV 89144            |
| 3. <i>[Signature]</i>         | <i>[Signature]</i> | 2043 Hwy St 89134                   |
| 4. <i>[Signature]</i>         | <i>[Signature]</i> | 10953 Ft Valley LV 89134            |
| 5. <i>[Signature]</i>         | <i>[Signature]</i> | 9700 Browley LV 89134               |
| 6. Brenda Bullman             | <i>[Signature]</i> | 10825 MISSION LAKES AVE 89134       |
| 7. Evelyn Plamie              | <i>[Signature]</i> | 8600 Scholar Lane, L.V., N.V. 89128 |
| 8. Elizabeth & Russell Bucker | <i>[Signature]</i> | 6704 Cabra St LV NV 89107           |
| 9. Roberta Shulman            | <i>[Signature]</i> | 7240 Vista Santa Dr. LV/NV 89149    |
| 10. Scott R. SATTER           | <i>[Signature]</i> | PO BOX 620634 LV NV 89162           |
| 11. Michelle Raiden           | <i>[Signature]</i> | 10375 Miners Gulch L.V. NV 8915     |
| 12.                           |                    |                                     |
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Please sign here

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Print

Sign

Address with zip

1. Timothy Brown [Signature] 1600 KIRKLAND AVE, LV, NV 89102
2. Rex Kordon [Signature] 1605 KIRKLAND AVE, LV, NV 89102
3. Frank Soto [Signature] LV 89119
4. A. Leone [Signature] LV 89120
5. Kelly Meslinsky [Signature] 6324 Factor Ave LV, NV 89107
6. TOM UMHOLTZ [Signature] 5970 W. GOWAN LV 89108
7. Danny Axelrod [Signature] 7070 DEPAZ WAY LV, NV 89113
8. Malcom Maloney [Signature] 5865 Wildhorse Lane av. 89113
9. Stephanie Elkins [Signature] 7160 Mtn. Moss Dr. 89147
10. \_\_\_\_\_
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Please sign here

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- | Print                       | Sign               | Address with zip                            |
|-----------------------------|--------------------|---|
| 1. <u>MARI ROSENBERG</u>    | <u>[Signature]</u> | <u>7147 S DAKOTA BL #204 LV 89113</u>       |
| 2. <u>Michael Dutton</u>    | <u>[Signature]</u> | <u>2910 S. Valley View</u>                  |
| 3. <u>Pete Vidmon</u>       | <u>[Signature]</u> | <u>PO BOX 70582</u>                         |
| 4. <u>Kristal Beveridge</u> | <u>[Signature]</u> | <u>2300 Rock Springs Pkwy #1145</u>         |
| 5. <u>Dylan Jones</u>       | <u>Dylan Jones</u> | <u>4216 W. HILL COURT 89132</u>             |
| 6. <u>CLARA GARCIA</u>      | <u>[Signature]</u> | <u>7808 Hidden Gazebo</u>                   |
| 7. <u>Penaty Lorene</u>     | <u>[Signature]</u> | <u>3111 Bel Air Drive // SF NV 89129</u>    |
| 8. <u>CLARA ROBIN</u>       | <u>[Signature]</u> | <u>5855 VALLEY #1024, N. L.V., NV 89103</u> |
| 9.                          |                    |   |
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Please sign here

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Print                      Sign                      Address with zip

1. David Ryan DJR 1324 Wenger + 891104
2. Rick Dussk [Signature] 237 Myers Ave 89405
3. Nicole Tully [Signature] 1522 Lorlyn Ave #1 89119
4. Luke Littell [Signature] 1500 BRYN MAWR AVE 89102
5. LONNIE HAMMARAREN [Signature] 4318 RIDGECREST 89121
6. BSA GEORGE [Signature] 1200 FRANKLIN AVE 89104
7. Emily M. Feltz EMF 3230 E Flamingo Rd PMB 302 89121
8. \_\_\_\_\_
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- | Print             | Sign        | Address with zip                      |
|-------------------|-------------|---------------------------------------|
| 1. LORRI SPRING   | [Signature] | 1025 Hassell Ave 89104                |
| 2. Colleen Smiley | [Signature] | 15 E Agate #301 89123                 |
| 3. R. Sheehy      | [Signature] | 5570 Oxbow St LV NV 89119             |
| 4. Marcia Simpson | [Signature] | 2867 Destin Ln. HN NV 89074           |
| 5. PAUL QUESADA   | [Signature] | 7610 N. TORREY PINES DR. LV, NV 89131 |
| 6.                |             |                                       |
| 7.                |             |                                       |
| 8.                |             |                                       |
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Please sign here

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Print

Sign


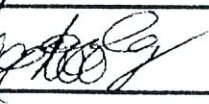
Address with zip

1. TONIA AL-KATIB 3070 S WELLS BLVD 89121
2. ANDREA NAVAR [Signature] 4409 6TH ST 89119
3. GORDON REYES [Signature] 3112 CANNON DR 89107
4. D. L. Newberry 3538 MAVERICK 89108
5. \_\_\_\_\_
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Please sign here

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- | Print               | Sign  | Address with zip                           |
|---------------------|---|--|
| 1. Monica Hedrick   |    | 6791 Soldeley Dr, Las Vegas <sup>89</sup>  |
| 2. ARLENE ZONDER    |   | 2813 LOT 45 HILL DR LV NV 89134            |
| 3. JOYCE PERATA     |   | 8473 Indigo Sky Ave LV NV 89129            |
| 4. PHYLLIS BRONBERG |   | 2657 Youngdale Dr. LV NV 89134             |
| 5. VANILG SCHAEFER  |   | 3048 Ocean View Dr LV 89117                |
| 6. Mauri Lynne      |   | 8132 Redona Street LV 89128                |
| 7. PAULA McDaniel   |   | 10309 MARY MONT PL. 89134                  |
| 8. Scott R. SATTLER |   | PO BOX 620634 LV NV 89162                  |
| 9. Robin Fort       |   | 2250 E Tropicana 89119                     |
| 10. Selma Khan      |   | -1018 OVERTURE DR. LV NV                   |
| 11. Mark Young      |   | - 226 ABUNDANCE RIDGE ST. <sup>89123</sup> |
| 12. RJ Rowley       |  | 3573 Newland Ave LV NV <sup>89121</sup>    |
| 13.                 |   |  |
| 14.                 |   |  |
| 15.                 |   |  |
| 16.                 |   |  |



RECEIVED  
CITY CLERK

TO: City Clerk fax 382.4803

FROM: Marlene Adrian, City of Las Vegas resident

2007 MAY 23 A 8:03

RE: Items 16 through 24 of the City Planning Commission Agenda, May 24, 2007 Meeting

DATE: May 22, 2007

I oppose Items 16 through 24 of the City Planning Commission Agenda for the May 24, 2007 Meeting. These items relate to the request by REI-NEON for rezoning and other related changes in city regulations

I attended a meeting held at the IronWorks on Commerce at Charleston on April 24. The presented plan by the REI-group was vague and contradictory. Looking at their past record (their website and the Detroit newspapers) I see nothing to suggest that they would be able to develop the area in the best interests of the city. It seemed to me that they would bulldoze the area if zoning were approved and they would hold on to the land and sell years later for a huge profit and not really have an interest in developing the land now.

Their plan included a stadium at the corner of Charleston and Main Street. This is one of the least likely places to put a stadium and the traffic patterns would be unacceptable. They indicated that this stadium might be a concert hall instead and would not be competition to the newly proposed performing arts center.

With each question asked, the representatives' responses from REI-NEON implied a lack of a well-conceived plan. They even changed their responses to the same question as different persons wanted clarification or more details.

REI-NEON said 100% of the land owners had agreed to sell and then stated, when queried further, that the Casa San Juan Restaurant would remain intact on the west side of Main Street. NOT willing to sell? It would be impossible to widen Main Street with the restaurant at its present site.

REI-NEON indicated that a smooth transition would be attempted between the Arts District on the East side of Main Street when developing the west side of Main Street and west. They stated that the Arts District would not be compromised. Yet how can this be when they are taking the land.

Since there have been a more than two dozen artists who have opened galleries on the west side of Main Street and the east side of Commerce street in the past three years, the destruction of this expansion would be detrimental to the future of the Arts District and First Friday impact on downtown Las Vegas should the REI-NEON requests be granted.

Marlene Adrian

7920 Aviano Pines Avenue

Las Vegas NV 89129-5593

[adrianmj@cox.net](mailto:adrianmj@cox.net)

Telephone 655.2146



RECEIVED  
CITY CLERK

To: City of Las Vegas  
City Clerk  
Fax: 382-4803  
Date: May 22, 2007

2007 MAY 23 A 8:03

I, Denise R. Duarte, am opposed to items 16-24 on the agenda for the Planning Commission meeting on May 24, 2007, otherwise referred to as the R.E.I. Group, Inc. "REI Neon".

I strongly believe that a re-development project of this type does not benefit the citizens of Las Vegas and the surrounding area. This project, as planned, does not add a conducive and encouraging environment to increase the viability of the surrounding neighborhoods and Arts District.

It also appears that they have simply added a "sports arena" to their plan in order to touch all the hot topics of the media. I question the location for such a structure. Certainly, the traffic patterns and infrastructure of the area do not support a 22,000 seat arena. I can think of several other areas within the city of Las Vegas that would be more conducive to hosting a sports arena than the proposed area in REI Neon project. Sports fans are not the same demographic as art patrons and therefore, they would not provide a financial benefit to the existing businesses of the area.

The Arts District encompasses the surrounding area and has extended into the area that would be eliminated by this proposal. The architectural elements facing Main Street in this proposal, are not welcoming and would not provide an atmosphere that would attract a healthy business climate on the east side of the street. The Arts District is part of an existing city plan and there has been significant benefits to Las Vegas by its existence and its activities. I honestly believe that this proposed development, the REI Neon project, has not been designed to enhance the area and it would negatively impact the Arts District, which is a successful example of urban revitalization and is a cultural hub for a city starved for an arts community.

Americans for the Arts, which will have its annual conference here in Las Vegas in June, recently released a report titled: *Arts & Economic Prosperity III*. This study states that the nonprofit arts and culture industry provides \$166 billion in economic activity and 5.7 million jobs annually with \$29.6 billion in federal, state and local revenues. Local government tax revenues nationally total \$7.9 billion with 5.7 million full-time equivalent jobs and \$104.2 billion in resident household income.

The Americans for the Arts president, Robert L. Lynch states on their website that "This study is a myth buster... Most Americans understand that the arts improve our quality of life. This study demonstrates that the arts are an industry that stimulates the economy in cities and towns across the country. A vibrant arts and culture industry helps local businesses thrive."

The *Arts & Economic Prosperity* study shows that nonprofits arts support more jobs than accountants and auditors, public safety officers, and even lawyers, and just slightly fewer than elementary school teachers. Spending by nonprofit arts and culture organizations provide rewarding employment for more than just artists, curators, and musicians but they also directly support builders, plumbers, accountants, printers, and an array of occupations.

The Arts District of Las Vegas is just now beginning to thrive and there has been significant redevelopment activity to date. The dawning of a vibrant arts community has begun, however, I believe that REI Neon would destroy what has been built and the economic and life benefits of the Arts District would be lost. There are plenty of gaming and sports arena potential sites in Las Vegas other than this critical area. However, Las Vegas needs a thriving arts community in the existing Arts District to provide diversity for tourists and locals alike. A diversified tax base is a healthy tax base.

In addition, I have reservations regarding the developer's history regarding projects of this type. It is unclear to me, after reading their website, that they have a successful history of re-development. I am concerned that they are merely buying up a large parcel of land, if they are successful in getting the area re-zoned, bulldozing the acreage leaving a void and then re-selling this large parcel many years down the road for a large profit.

I would support a re-development project that would bring financial and life enhancing benefits to Las Vegas by encompassing the existing city plan and complimenting the Arts District, which would provide viable economic benefit to the area. However, this proposal does not meet my criteria.

Please deny agenda items #16 -24.

Sincerely,

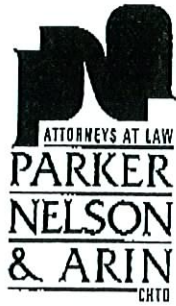


Denise R. Duarte

7920 Aviano Pines Ave  
Las Vegas, NV 89129  
702-372-3755

RECEIVED  
CITY CLERK  
2007 MAY 23 A 8:03





May 22, 2007

**RE: SDR #21175**

**To Whom This May Concern:**

Please be advised that as owners of properties located in downtown Las Vegas (1209 Main Street, 1211 Main Street & Commerce Street Studios) we fully support the intended proposal referred to above.

Very truly yours,

Imanuel B. Arin, Esq.

Andrew Feiler

Theodore Parker III  
Also admitted in South Carolina  
e-mail tparker@pnalaw.net

Todd N. Nelson  
1965-2002

Imanuel B. Arin  
e-mail iarin@pnalaw.net

Jonathan D. Ballard  
e-mail jballard@pnalaw.net

R. James Duensing, Jr.  
e-mail rjduensing@pnalaw.net

Robin L. Lewis  
Also admitted in California  
e-mail rlewis@pnalaw.net

7201 W. Lake Mead Blvd., Ste. 208  
Las Vegas, NV 89128-8355

702.838.8600  
702.838.8601 fax